

Project Narrative
The Villas at The Boulders
A Luxury Live/Work Community
Request for Site Plan Approval
(Boulders Commercial Parcels A & B)

Revised 5-27-03

LOCATION AND CONTEXT

The Boulders Resort and Golf Community is one of Scottsdale's oldest and most respected master-planned mixed-use communities. The latest revision to the Development Master Plan was case 5-ZN-92, which set residential densities and provided for commercial areas along Scottsdale Road known as the "Boulders Commercial Parcels." These parcels are roughly 25% developed, with the unique El Pedregal retail/arts center, Desert Foothills Medical Center, and a real estate office. The parcels also contain part of The Boulders maintenance facilities, approximately one acre devoted to golf and resort nursery uses. South of Westland Road on Scottsdale Road (in what is now the Winfield Community) the Westland Carefree Office Center has been approved and is currently nearing completion.

The Development Master Plan case 5-ZN-92 established two zoning categories for Boulders Commercial Parcels:

- PNC (Planned Neighborhood Center) on Parcel A, about 14 acres, allowing a variety of commercial uses and up to 4 dwelling units per gross acre, and
- C-2 (Central Business District, Parcel B), originally 22 acres and now including El Pedregal, the medical center and the real-estate office, allowing a variety of commercial uses and up to 49 dwelling units by stipulation in 5-ZN-92.

REQUEST

There are a variety of reasons why the applicant is requesting site plan approval for 48 "live/work" units occupying all of the PNC zone and about 4 acres of the C-2 zone, including...

- The golf frontage on along the 8th green (both Parcel B C-2 and the north end of Parcel A PNC) makes this land valuable for residential use compared to office or retails uses, and is more compatible with existing residential properties bordering the fairway. The area is adjacent to El Pedregal, close to the Boulders Resort, faces existing luxury residences on the other side of the fairway, and has scenic views to the north and south. A small, gated live/work community provides the highest value and the least impact on the golf course and adjacent residential uses, in terms of building height and architectural character.
- The PNC-zoned land could be developed for uses up to 36 ft. in height such as (but not limited to) a bank, day-care, retail stores, offices or other commercial uses. The least disturbing use allowed under existing zoning would be "live/work" units in a gated-community setting. Allowing luxury live/work use would maintain a low-key environmental setting, with no large parking lots, with low building heights, and with architecture consistent with The Boulders. (In addition to the live/work units, the existing resort/golf nursery site would be re-located and formalized as a walled compound surrounded by landscape buffers.)
- The project narrative for *The Rocks at Reata Pass* (115-DR-2001, approved in August 2001) summarizes the "live/work" concept as follows...

"Our concept is to integrate a mixed-use development of residential with physically integrated offices that fit the lifestyle of today's modern business environment... additionally, offering the opportunity for the seasonal resident who is looking for genuine Sonoran luxury living with world-class amenities and experiences."

The "live/work" unit therefore has special appeal to the non-retired seasonal or permanent resident who needs to maintain business contact and activities while in residence. To that end, the clubhouse/commons provides not only fine recreational amenities, but also a meeting room, small kitchen, reception lounge and remote workstations.

This type of use is allowed by the Development Master Plan, which anticipated the mixing of business and residential uses. The applicant has also submitted a request for an administrative density transfer per 5-ZN-92.

- Parcel B (C-2 ESL zoning) was assigned 49 dwelling units in the site data table of the existing DMP, with a 2.2 DU/acre density listed. This is also stated in the zoning stipulations (page 1 item 5):

"A maximum of 1,475 dwelling units shall be allowed. Densities and unit counts on the residential, resort, and conference center parcels shall be as shown on the plan of development. One dwelling unit per business establishment shall be allowed on Parcels J and K B per the C-2 zoning district regulations (maximum 49 units combined total for both parcels)."

- Parcel A (PNC zoning) does not have DUs assigned in the DMP, but since an administrative density transfer is permitted that would transfer allowed density from Parcel B (C-2) to Parcel A (PNC), where residential use is permitted by the PNC zoning at a density of up to 4 DUs per gross acre (which allows 56 DUs on the 14.1 acre parcel).

A summary of proposed land use:

Total number of Commercial/Residential Units Proposed:	48
Distribution of Units:	8 in C-2 "North Villas"
	40 in PNC "South Villas"
Administrative Residential Density Transfers Requested:*	
From Parcel B (C-2) to PNC:	33 units
From Parcel F (R4R) to PNC:	7 units
Units Remaining in Parcel B (C-2) used in "North Villas":	8 units

* Refer to letter to Mr. J. Stabley, April 17, 2003. All transfers are from Wyndham land.

In reference to the project-wide limit of 1,475 dwelling units, the DMP site data table lists a total of only 1,291 DUs (this also includes what is now Winfield, south of Westland Road). Winfield was developed under the 5-ZN-92 zoning.

Other stipulations from the 5-ZN-92 case that affect the proposed site plan include:

Page 2 #6:

"The commercial parcels (A and B) shall be limited to 0.25 FAR (Floor Area Ratio)."

The commercial portion of the project will be far below 0.25 FAR..

Page 2 #7:

"Site Plans for all undeveloped non-residential parcels (A, B, RR, and SS) shall be approved through the public hearing process. The site plan for Parcel B shall be reviewed and include any phasing schemes. The first plan approved for Parcels A or B shall establish access to and between all... parcels."

"Access to and between parcels" has already been established, but we are proposing to change the existing pattern of rights-of-way.

Page 2 #8:

"The commercial areas (Parcels A and B) shall not orient toward Scottsdale Road, except as indicated on the approved site plan on Case 42-Z-88."

The type of unit proposed does not present a "commercial facade" to Scottsdale Road. The site plan review will address any concerns about building orientation.

Page 6 #24:

"Future density transfers between parcels may be approved by administrative action except that any transfer which would result in a density greater than that allowed by the approved base zoning shall be subject to City Council approval through the public hearing process. A revised plan of development showing the proposed amendment shall be submitted by the applicant prior to any such approval."

Density transfer between Parcel B and Parcel A is well below the densities allowed by their zoning. The applicant has submitted a request for administrative density transfer.

Page 6 #25:

"The development standards, stipulated dimensions and site plan calculations for the C-2 parcel B shall be based on the ultimate re-alignment of Scottsdale Road, not the current location."

The proposed site plan shows modifications to the location of portions of the Scenic Corridor, to conform to the actual road alignment and location of the Scenic Corridor at the existing Desert Foothills Medical Center.

Page 12 #7:

"Access to Scottsdale Road shall be limited to the locations shown on the plan of development with the following exception: Access between the Carefree Highway alignment and Westland Road shall not be provided unless specifically allowed at the time of site plan approval for Parcels B and A. In no event shall more than one additional access be provided for Parcels B and A."

No additional access is currently proposed.

Page 12 #10:

"The minimum separation between access points on Westland Drive shall be 660 feet. A maximum of three median breaks shall be provided between Scottsdale Road and Hayden Road. The location of these median breaks shall be determined at the time of Master Street Plan approval."

Case 82-DR-2000 (unrelated project at the southeast corner of Scottsdale Road and Westland Road) re-located the westerly median break to accommodate Winfield residents, but did not examine or provide for access to Parcel A to the north. This is also addressed in Schedule A, 5-ZN-92 page 17 (h).

In conclusion, the applicant proposes that site plan approval for the "live/work" use better serves the Boulders setting, greatly reduces traffic volumes, lowers building heights from what is allowed for commercial structures, reduces adverse visual impacts, and provides a type of use that is uniquely suited to the seasonal or permanent resident who wishes to carry out business activity in an integrated office/home environment.





Boulders Villas offers a unique, gated, office/residential setting for seasonal or year-round residents that combines a residential villa with a separate-only office space.

The Clubhouse offers, in addition to recreational amenities, a meeting room, internet access, and work stations to support office use.

The existing Resort/Golf Nursery Yard is re-located to the southeast portion of the site with direct access from Westland Road. It is walled and fully screened by native vegetation.

Site Plan Data:
Zoning: C-2 PCD ESL, north portion; PNC PCD ESL south portion.
Zoning Case: All adjacent property: 5-ZN-02 (Boulders Master Development Plan).

Approx. gross floor areas:
Live/Work units: 2,250 s.f.
Residence: 1,445 s.f.
Office: 300 s.f.
Garage: 512 s.f.
Patio: 277 s.f.
Clubhouse: 2,162 s.f.
Nursery Yard building: 2,133 s.f.

Parcel size: PNC (south unit) 14.1 acres per DMP; C-2 (north unit) 4 acres.
Residential Units: 49
Residential Density: 2.7 DU/AC
Parking required: 2 per residential unit, 1 per office unit, Clubhouse 8 spaces, Nursery Yard 10 spaces. See sketch submitted to show how ADA spaces are accommodated. Total 166 spaces.
Building Height: 36 allowed to natural grade, 16 provided above FTL. All one story.

Open space required is exceeded by N.A.O.S. required (25% of site per DMP), 18.1 Ac. x 25% = 4.52 Ac.

50% of open space required is provided in peripheral buffers and Scenic Corridor.

Sites do not abut single family districts (separated by roadway from residential or adjacent to C-2 zoned land).

Operations and Storage associated with Nursery Yard is screened by a continuous 7 foot wall with solid gates.

PNC property size was created in 5-ZN-02, and is segmented into 2 sub-parcels approximately 5.6 acres and 8.5 acres.

Roadway widths: 23' pavement with 18" roll-curb adjacent to parking, 20' pavement with 18" roll-curb if parking not adjacent.
Parking stalls: 10' x 18' typical.

See architectural plans for building dimensions.

Landscape Concept:
Indigenous species will be used throughout the Villas in keeping with ESL design requirements. Salvaged native trees and cacti will be re-used on this site.

Although the commercial parcels are not subject to Boulders design guidelines and are governed by separate CC&Rs, walls, site features and paving will conform to the "Boulders Character" by using organic shapes, muted earth-tone colors, low-key signage, bollard and 12V landscape lighting, and ornamental metalwork.

April 11, 2003

Owner: Boulders Joint Venture LLC aka Wyndham International
Developer: Wat/Sokus LLC
Land Planner/Landscape Architect: LVA Urban Design Studio LLC
Architect: Douglas Fredrickson Architects
Civil Engineer: SKG Enterprises

Boulders Villas

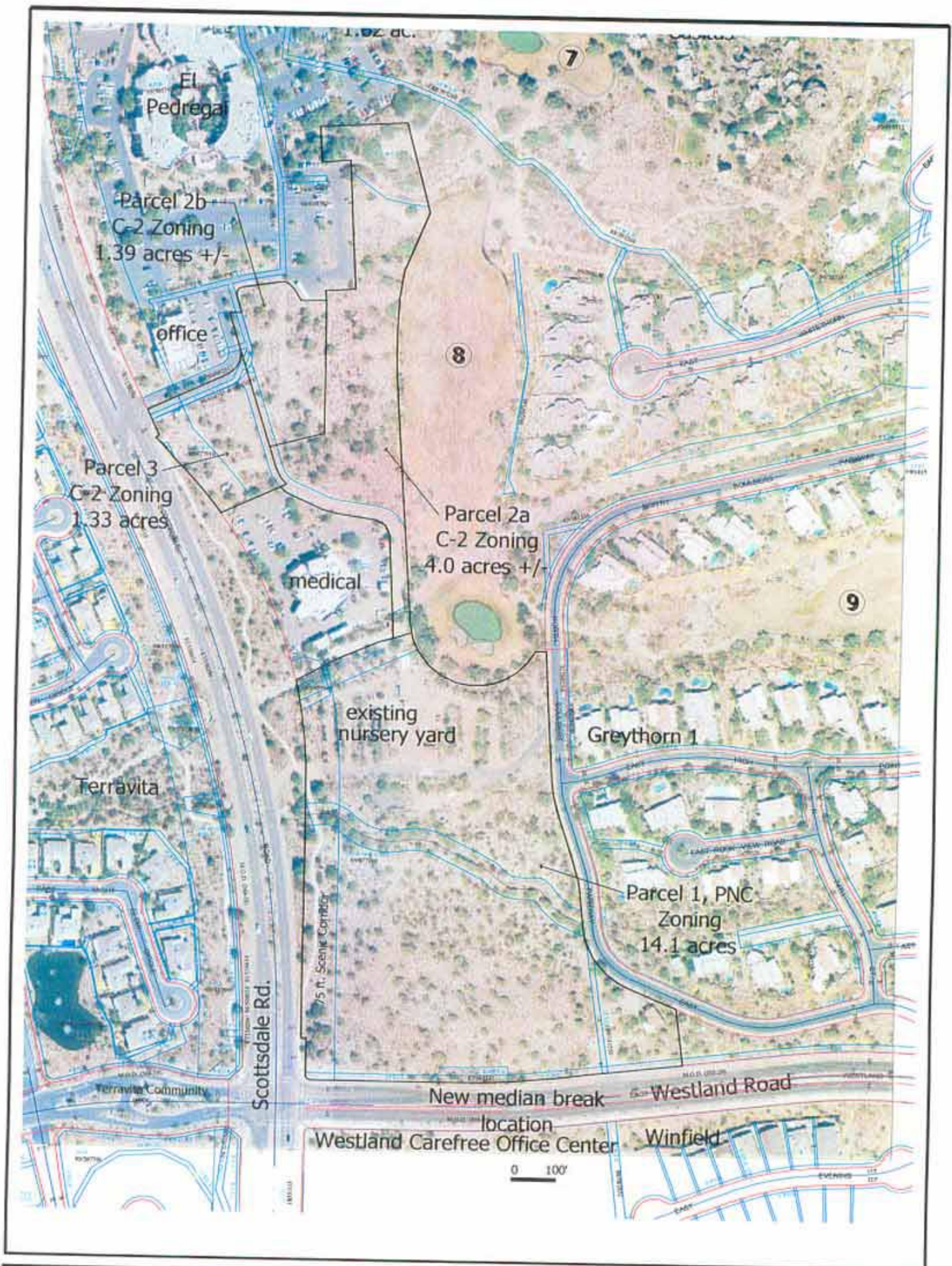
Luxury Live/Work Office/Residential Units

Site Plan and landscape concept plan



5-ZN-1992#3

4/11/03



Boulders Villas Sites
The Boulders
Existing Conditions



**Applicant
Submitted
Document**

4/11/03

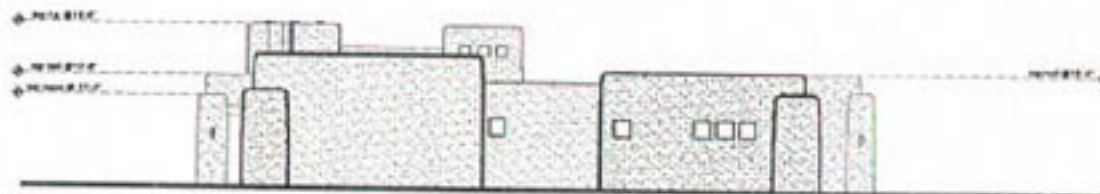
5-ZN-1992#3



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

CONCEPTUAL ELEVATIONS SINGLE UNIT
SCALE: 1/8" = 1'-0"



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THE VILLAS AT THE BOULDERS

WATT / SOLUS, LLC

5-ZN-1992#3

4/11/03